

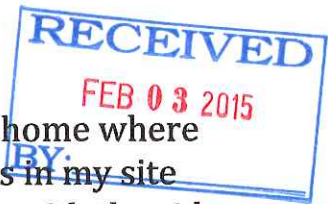
To the Variance Board,

My name is Candice Rosenberg and I live at 1853 Remington Road in Brookhaven, GA. Last summer on July 7, 2014, my house burnt down. The fire department deemed my house condemned and the insurance company deemed it a total loss. Thankfully my dog, my daughter and myself were all able to get out safely and unharmed.

After working with my insurance company for quite some time, we are finally ready to start our demo and we look forward to building back our new home and returning home to our neighborhood later this year. However, we have a restriction with our insurance company and that is they want us to keep the old foundation of the home. They sent out their engineer and he says it is in good condition and therefore they are not going to reimburse me for this part of the home and I need to rebuild on this foundation. (I have attached the letter from the engineer regarding their findings.)

That is why I am now coming to you and proposing a new home be built on my existing foundation however I would need approval to add on a garage on the front of my home which comes out a little past my front yard setback. Please keep in mind that if the variance was granted and the 2-car garage was built, I would still have nearly 60 feet to the road! Previously, I had an old 1950's style ranch with no garage prior to my fire, this request would be to build back a new 2015 style ranch with a beautiful high pitch roof line with a 2 car garage which would definitely add value to our neighborhood.

1. The strict application of the requirements of this Chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district. I have been instructed by my insurance company to use the existing foundation. Due to this instruction I am proposing a variance so that I am able to enjoy a 2 car garage like the rest of my neighbors with newer built homes. Also, due to the exceptional topography conditions, I do have a very long and steep front yard and then a hill crest flat area where the current foundation that I have to use is located per the insurance company. The flat area that would be



best for the garage is located on the left side of the home where the most flat area of the yard is. I have included this in my site plan for your review. The new home finishes along with the side entry garage on the front of the house is inline with the other new built homes and would fit the neighborhood and add value.

2. The requested variance does not go beyond the minimum necessary to afford relief due to the fact that I am only asking for a 2 car garage and not a 3 or 4 car garage.
3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning districts. In fact, this variance, if approved, will add tremendous value to our neighborhood and to the City of Brookhaven.
4. Yes, the literal interpretation and strict application of the applicable provisions or requirements of the Chapter would cause undue and unnecessary hardship. I am proposing this variance for the safety for myself and my 4-year-old daughter. I am a single mom and we would like the ability to be able to pull our car into the garage, close it, and get out of our car in a safe environment whether during the day or late at night. Also, it would help us with the protection of our personal property.
5. Yes, the requested variance would be consistent with the spirit and purpose of the Chapter and the City of Brookhaven Comprehensive Plan text. There are many areas in the city of Brookhaven that are building new homes and updating their properties as well that have been granted variances to do so. We live in the most amazing part of town right now and it's so great to see all the residents coming together to improve our new City!

Thank you for considering my proposal for a variance located at 1853 Remington Road in Brookhaven, GA.

Candice Rosenberg  
404-797-9716

*Candice Rosenberg*